

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 19th August 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Williams (Vice Chair), Herschy, Rumsey and Thomas.

ALSO PRESENT: Ward Cllrs Bartlett, Norman and Stone

OFFICER PRESENT: Town Clerk.

PH47/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Preece.

PH48/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH49/19 HEREFORDSHIRE COUNCIL MEMBERS

Committee **RESOLVED** that the participation of those Town Councillors who are also members of Herefordshire Council in both the debate and any subsequent vote on matters contained in this agenda was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

PH50/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH51/19 QUESTIONS FROM THE PUBLIC

The following matter was raised:

- Safety Railings, Leominster Level Crossing – Cllr Stone informed Committee that although the work to replace the safety barrier had been scheduled to take place on 12th August 2019 there had been a further delay due to the number of parties involved. The works were to be undertaken by a specialist engineering company and the traffic management provided by another contractor. Balfour Beatty and Network Rail would also be involved. All that remained was for all the parties to co-ordinate to agree a date for the works to take place. All permissions were now in place. Thanks were extended to Cllr Stone for his continued efforts, which were fully supported by the Town Council.

PH52/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th August 2019 be agreed and signed as a correct record.

PH53/19 PLANNING

(a) **Planning applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P192796
SITE: Westwinds, Cholstrey Road, Leominster, HR6 8RT
DESCRIPTION: Application for approval of reserved matters following outline approval 160812/O. For 23 dwellings.
COMMENT: No objection subject to the following conditions:

- Ensure that the dwellings were affordable to both purchase and run as outlined in the application;
- Ensure that the Space Standard criteria were met for internal space within the new dwellings;
- Ensure that all car parking surfaces used a permeable material;
- Request that each dwelling be fitted with solar panels as standard;
- Ensure that the development met the requirements of the Herefordshire Core Strategy and the Leominster Area Neighbourhood Plan (Policy LANP 15)

APPLICATION: P183858
SITE: 29-31 South Street, Leominster, Herefordshire
DESCRIPTION: Proposed conversion and change of use of No. 29 South Street from retail unit to single residential apartment. Alterations to commercial unit at No. 31.
COMMENT: Recommend refusal for the following reasons:

- The proposal contained no information regarding the storage of waste;
- The dwelling did not have any access to any open space or an external yard;
- The proposal constituted over-development of an existing space;
- The proposal would result in the further loss of a commercial property in the town centre;
- The proposal does not conform with the Leominster Area Neighbourhood Plan, specifically Policies LANP 6 & 14.

APPLICATION: P192548
SITE: Land adjacent to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW
DESCRIPTION: Erection of a pair of semi-detached dwellings.
COMMENT: No objection.

APPLICATION: P192736
SITE: 12-16 High Street, Leominster, Herefordshire, HR6 8LZ

DESCRIPTION: Proposed HVAC system to be installed to existing Savers retail unit. 2 no. Toshiba A/C cassettes to be installed to sales floor ceiling, and 2 no. HVAC units to be installed at rear of unit.

COMMENT: No objection subject to neighbouring properties not being affected by any noise emissions.

APPLICATION: P192675

SITE: Upper House Farm, Upper Ivington, Leominster

DESCRIPTION: Application for prior notification of a proposed extension to an existing concrete yard.

COMMENT: Noted that this had been determined

PH54/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

APPLICATION: P181511

SITE: Land at Westbury House, Ryelands Road, Leominster, HR6 8NZ

DESCRIPTION: Proposed town centre garden mews house to enhance the setting of a listed building.

COMMENT: Recommend refusal to this application as it is within the Conservation Area, will be detrimental to the existing dwelling, is considered over-development of the site, is inappropriate development within a garden and will be detrimental to the local environment.

DECISION Approved with Conditions

APPLICATION: P192141

SITE: The Cedars - 3 Minera Gardens, Hereford Terrace, Leominster, Herefordshire, HR6 8N

DESCRIPTION: Retrospective application for car port.

COMMENT: No objection

DECISION Approved

APPLICATION: P192282

SITE: 1 The Meadows, Leominster, Herefordshire HR6 8QY

DESCRIPTION: Proposed extension

COMMENT: No objection

DECISION Approved with Conditions

PH55/19 HIGHWAYS AND PARKING MATTERS

(a) **Changes to Bus Services in Leominster** – Committee considered the proposed changes to various services in Leominster following receipt of information from Herefordshire Council. Following discussion, it was

RESOLVED:

- To reiterate the Town Council's concerns that no consultation had been undertaken with either the Town Council or the users of the services affected;

- To request again that the implementation of these changes be deferred because of the lack of consultation, the lack of any timetables along the routes, making it extremely difficult for potential users to actually use the service, and a lack of notice to current users;
- To request clarification as to how the services were assessed as unviable, including clarification on whether bus pass users were included in any calculations;
- To request that both Herefordshire Council and Lugg Valley Travel attend a public meeting to discuss the future of public transport in Leominster on a date to be agreed.

It was noted that no timetables had been available on some routes for the last few months keeping users of the services in the dark and with no information regarding when the buses were running.

(b) Highway & Parking Matters – Committee considered the proposed traffic management improvement scheme by the Primary School. Following discussion, it was **RESOLVED:**

- To support the proposals as outlined;
- To encourage the school to review and update its School Travel Plan and consider implementing a walking bus scheme;
- To offer the school funding towards the proposed 20mph signage if required.

(c) The Hum – Committee noted that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council had not yet been arranged.

PH56/19 LICENCING MATTERS

No comments were made regarding the resubmitted application for Grange Court.

PH57/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 9th September 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 7.02pm.

CHAIR:

DATE: